Instrument Prepared By

B. HERBERT
Kelley, Herbert & Crawford
3rd
Nashville, Tennessee 37219

BOOK 5620 PAGE 201

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
93-13-378 & 379	Joyce Marie Choate	New Owner
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
10W-1615 10W-4180	1400 South Street	PROPERTY IS [XX] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

ROY M. OVERCAST, JR., unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOYCE MARIE CHOATE, unmarried

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

SEE SCHEDULE ATTACHED HERETO AND MADE A PART THEREOF.

F95983

IDENTIF. REFERENCE

Jul 2 11 27 AM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered. Except 1980 taxes which have been prorated and assumed by Grantee.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 1st day of July, 1980.

Roy M. Overcast, Jr.
ROY M. OVERCAST, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5620 PAGE 235

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named ROY M. OVERCAST, Jr., unmarried

the bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 1st day of July, 1980.

Notary Public

My commission expires: 4-18-82

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 42,500 Amount

X Joyce Marie Choate

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF July, 1980

MY COMMISSION EXPIRES: 4-18-82 (AFFIX SEAL) Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

FROM
ROY M. OVERCAST, JR.
unmarried

TO
JOYCE MARIE CHOATE,
unmarried

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

DAVID G. HERBERT
23rd Floor, L & C Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires: _____ Notary Public

Two Tracts of land in Davidson County, Tennessee, described as follows:

TRACT I:

Being the southerly half of the easterly one half of Lot No. 67 on the Plan of Sigler's Addition, as of record in Book 1, page 4, Chancery Court at Nashville.

Said part of Lot No. 67 fronts 50 feet on the northerly side of South Street and runs back between parallel lines with the westerly margin of 14th Avenue, South 102-1/2 feet to a dead line.

INCLUDED BUT EXPRESSLY EXCLUDED THEREFROM that property described in Book 4217, page 665, Register's Office for Davidson County, Tennessee as follows:

Being part of Lot No. 67 on the Plan of Sigler's Addition, as of record in Book 1, page 4, Chancery Court at Nashville, described as follows:

BEGINNING at a point, said point being located at the intersection of South Street and 14th Avenue, South; thence along the northerly margin of South Street in a westerly direction a distance of 24 feet, more or less, to a point; thence along a curve defined by a radius of 25 feet in a northeasterly direction a distance of 39.2 feet, more or less, to a point located on the westelry margin of 14th Avenue South; thence along said margin in a southerly direction a distance of 24 feet, more or less, to the point of beginning and containing 115 square feet, more or less.

Being the same property conveyed to Roy M. Overcast, Jr., by deed from Grace H. Ferguson, Administratrix for the Estate of M. G. Ferguson, as of record in Book 5557, page 111, said Register's Office.

TRACT II:

Being the northerly half of the easterly half of Lot No. 67 on the Plan of Sigler's Addition, as of record in Book 1, page 4, Chancery Court at Nashville.

Said part of Lot No. 67 fronts 102-1/2 feet on the westerly side of 14th Avenue, South, formerly Saffrons Street, and runs back between parallel lines, with the southerly margin of an alley, 50 feet to a dead line.

Being the same property conveyed to Roy M. Overcast, Jr., by deed from Grace H. Ferguson, Administratrix, for the Estate of M. G. Ferguson, as of record in Book 5557, page 113, Register's Office for said County.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5620 PAGE 237

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			42500.00- CO	
			110.50 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 120.00-	
7516A07/02/80			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 95983

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IDENTIF. REFERENCE

JUL 2 11 27 AM '80

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 765880